



5/508 Wright Road, Modbury

Simply Stunning, Spacious Gardens with Serene Outlook!

This is a home and location you'll love calling your own!

Situated in the heart of Modbury, this homette, originally constructed in 1998, having had modern updates throughout. Boasting an impressive internal and external footprint, this home is ideally suited to those looking to downsize while retaining their independence, with all essential amenities just moments away.

For those looking to enter the property market, this is a fantastic opportunity to secure your first home. For the savvy investor seeking a hassle-free, low-maintenance addition to their portfolio, look no further!

Features to Love:

- Flexible floor plan with three bedrooms and generous living areas
- Spacious master bedroom with split system heating and cooling
- Two-way access to the bathroom from bedroom and separate toilet from the bathroom
- Additional linen press/hallway storage
- Split system heating and cooling in the lounge
- Easy-care, floor boards throughout

3 1 1

FOR SALE
\$695,000 - \$745,000

VIEW
Thu 6th Aug @ 5:00PM - 5:30PM

AGENTS
Ryan Graham
0400 912 287
ryang@ljhsales.com.au

AGENCY
LJ Hooker Property Specialists
(08) 8289 6660

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- Central kitchen with ample bench space and storage, breakfast bar, electric cooktop and oven
- Undercover entertainment area & fully fenced private gardens including lawned areas
- Additional outdoor sitting area with serene tree-lined views
- Secure off-street parking with single carport with drive through access, along with drive-way parking ability to park several cars
- Low cost Strata approx. \$430 per quarter

Set in a location where a car may seem superfluous, you'll find yourself within walking distance of major retailers and popular cafés and restaurants at Westfield Tea Tree Plaza, Modbury Hospital, Civic Park and the O-Bahn, which allows for an easy commute into the Adelaide CBD.

Add to the mix local sporting clubs and several schools, including Modbury High and Modbury West Primary, and this is a location you will cherish as your own and love calling home.

A home with this much to offer simply won't last long, register your interest with Ryan Graham today!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 208516

MORE DETAILS

Property ID	2DRSGJU
Property Type	House
House Size	122 m2
Land Area	385 m2
Including	Air Conditioning
	Alarm
	Outdoor Entertaining
	Floorboards
	Secure Parking
	Fully Fenced

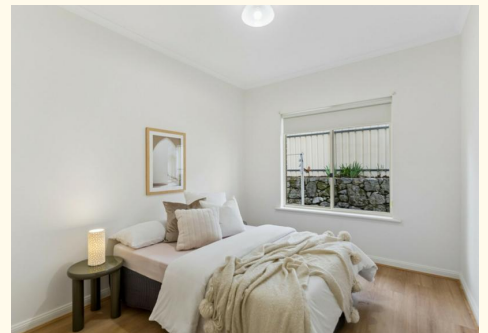
Ryan Graham 0400 912 287

Sales Specialist | ryang@ljhsales.com.au

LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097

propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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